

P2018000145

BK:70 PG:461-461

FILED IN OFFICE  
CLERK OF COURT  
06/04/2018 10:08 AM  
JUDY ODOM, CLERK  
SUPERIOR COURT  
UNION COUNTY, GA

*Judy Odom*

THIS BLOCK RESERVED FOR THE CLERK  
OF SUPERIOR COURT.

4453036099  
PARTICIPANT ID

LEGEND

- BWF - BARBED WIRE FENCE
- CL - CENTER LINE
- CLF - CHAINLINK FENCE
- CMP - CORRUGATED METAL PIPE
- DB, PG - DEED BOOK, PAGE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2"RB)
- LL - LAND LOT
- LLC - LAND LOT CORNER
- LLL - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POR - POINT OF REFERENCE
- PL - PROPERTY LINE
- PB, PG - PLAT BOOK, PAGE
- RB - REBAR
- R/W - RIGHT OF WAY
- SQFT - SQUARE FEET
- TP - TELEPHONE POLE
- TBX - TELEPHONE BOX

N/F  
DSN PROPERTIES, INC.  
DB. 358, PG. 536  
PB. 42, PG. 143

N/F  
DEBRA NELSON  
DB. 796, PG. 636  
PB. 42, PG. 142

NOTES:

1. This plat is for the use of T.A. Nelson & Debra Nelson any use by third parties is at their own risk.
2. This property may be subject to easements, Rights of Way or restrictions which may exist and not shown hereon. This plat was prepared without the benefit of a current title report.
3. This survey is a division from a parent tract.
4. Source of title: DB. 922, PG. 754, DB. 319, PG. 79 & DB. 796, PG. 636
5. Current owner: T.A. Nelson & Debra A. Nelson

TRACT-2  
0.182 ACRES  
(7,944 SQ.FT.)

N/F  
DSN PROPERTIES, INC.  
DB. 358, PG. 536  
PB. 42, PG. 143

TRACT-1  
1.479 ACRES

TRACT-3  
0.390 ACRES  
(16,970 SQ.FT.)

EQUIPMENT USED:

A FOCUS 30 ROBOTIC TOTAL STATION AND A CHAMPION TKO GNSS ROVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,605 FEET AND AN ANGULAR ERROR OF 15 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

DATE OF FIELD WORK:

03/30/18 & 05/18/18

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,212 FT.

HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011)  
GEORGIA STATE PLAIN, WEST ZONE.  
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.  
ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12A.  
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.  
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

SURVEYORS CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*RL*

5.25.18

ROGER L. OWENBY GA. RLS #2763

DATE



TOTAL AREA: 2.051 ACRES

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S20°04'16"W	108.28'		
2	S24°32'39"W	289.35'	289.64'	1855.00'
3	S31°26'14"W	156.64'	156.68'	1855.00'
4	N19°33'53"E	68.04'		
5	N50°25'07"W	55.58'		
6	N70°24'03"E	40.09'		
7	S23°09'56"E	1.36'		
8	N69°16'09"E	4.98'		
9	N68°16'03"E	30.25'		
10	N67°48'35"E	50.51'		
11	N87°20'16"E	24.29'		
12	S82°47'38"E	26.48'		
13	S82°49'10"E	13.82'		
14	N77°08'09"W	95.55'		
15	N77°02'10"W	53.22'		
16	N10°32'51"E	66.87'		
17	N03°03'43"E	95.78'		
18	N06°45'27"W	31.48'		

PLAT OF SURVEY FOR:  
**T.A. NELSON AND DEBRA NELSON**

LOCATED IN  
LAND LOT 13,  
10th DISTRICT, 1st SECTION,  
UNION COUNTY, GEORGIA



**CLEVELAND & COX**  
LAND SURVEYING, LLC

P.O. BOX 474, BLAIRSVILLE, GA 30514  
842 MURPHY HIGHWAY, BLAIRSVILLE, GA 30512  
OFFICE: (706) 745-7474

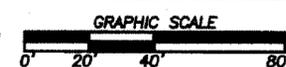
LSF#915

DRAWN BY: GFC

DATE: 05/18/18

PRO:B217019.001

SCALE: 1"=40'



SHEET

1

OF

1

**JOB#B217019.001.00**

DATE DESCRIPTION

REVISIONS